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7/10/2026 2:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518463



Doc Stamp-Deed: \$2,170.00

Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 267722-93

WARRANTY DEED

This indenture made on **July 10, 2026** by **Rachelle D. Buhle, an unremarried widow**, whose address is: 626 NW Folsom St, Chehalis, WA 98532 hereinafter called the "grantor", to **Kenneth Allen Kilmer and Melissa Sue Kilmer, husband and wife**, whose address is: 3543 Lubec Avenue, North Port, FL 34287, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 1, Block 384, Tenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 22, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0980038401**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Rachelle D Buhle

Rachelle D. Buhle

Signed, sealed and delivered in our presence:

Nancy Cheryl Womack
Nancy Cheryl Womack

1st Witness Signature

Lexy M Womack
Lexy M Womack

2nd Witness Signature

Print Name: Nancy Cheryl Womack

Print Name: Lexy M Womack

Address: 635 NW Folsom
Chenalis Wa 98532

Address: 635 NW Folsom St
Chenalis, WA 98532

State of Washington

County of Lewis

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on July 9, 2026, by **Rachelle D. Buhle**, who (☐) is/are personally known to me or who (☒) produced a valid Florida State Drivers Licence as identification.

Cassandra L. Mauermann

Notary Public Signature

Printed Name: Cassandra L. Mauermann

My Commission Expires: 12/27/2028

(NOTARY SEAL)

Notary Public
State of Washington
Cassandra L Mauermann
Commission No. 81550
Commission Expires 12-27-28